

00-O-0866

City Council
Atlanta, Georgia

SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-00-50
9-14-00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **797-805-815 Wylie Street, S.E. and 788-806 Field Street, S.E.** be changed from the **I-1 (Light Industrial)** District, to the **C-1-C (Community Business-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **20** of the **14th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

E3

Conditions for Z-00-50

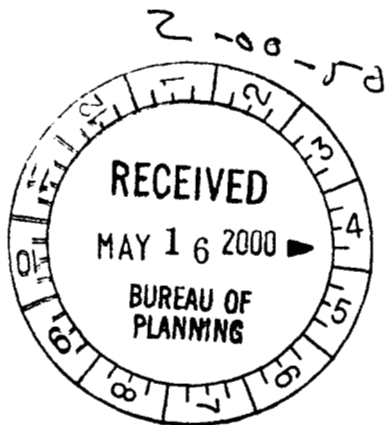
1. Site plan entitled "Site Plan, Milltown Lofts, Atlanta, Georgia, Ultima Holdings, LLC" prepared by Tunnell-Spangler and Associates, Inc., dated May 14, 2000 and marked received by the Bureau of Planning May 16, 2000.
2. Tree Replacement Plan entitled "Tree Replacement Plan, Milltown Lofts, Atlanta, Georgia, Ultima Holdings, LLC" prepared by Tunnell-Spangler and Associates, Inc., dated May 14, 2000 and marked received by the Bureau of Planning May 16, 2000.

Property Legal Description
Wylie Street Property
Atlanta, Fulton County, GA

All that tract or parcel of land lying and being in Land Lot 20 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a 5/8 inch rebar set at the intersection of the southerly right of way line of Wylie Street, having a 50' right of way, and the easterly right of way line of Pearl Street, having a 50' right of way, said point being the TRUE POINT OF BEGINNING; thence, along the southerly right of way line of said Wylie Street, North 74 degrees 29 minutes 56 seconds East, 154.31 feet to 1/2 inch rebar found; thence, along a curve to the right, an arc distance of 168.71 feet, said curve having a radius of 527.54 feet and being subtended by a chord of 167.99 feet, at North 85 degrees 50 minutes 59 seconds East, to a 5/8 inch rebar set; Thence South 85 degrees 22 minutes 27 seconds East, 137.40 feet to a 5/8 inch rebar set; Thence leaving said right of way South 00 degrees 22 minutes 50 seconds West, 142.84 feet to a 1/2 inch rebar set; Thence South 85 degrees 50 minutes 12 seconds East, 130.00 feet to a 5/8 inch rebar set; Thence South 00 degrees 54 minutes 48 seconds East, 128.70 feet to a 5/8 inch rebar set; Thence North 87 degrees 37 minutes 41 seconds West, 588.00 feet to a 5/8 inch rebar set; Thence North 00 degrees 57 minutes 31 seconds East, 121.75 feet to a 5/8 inch rebar set; Thence North 00 degrees 55 minutes 10 seconds East, 78.59 feet to a 5/8 inch rebar set; said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 3.145 Acres and is more accurately depicted as combined Parcels One, Two and Three on a Boundary and Topographic Survey prepared for Ultima Holdings, said survey prepared by GeoSurvey, Ltd., certified by Roger L. Owenby, PLS 2763, dated May 5, 2000.



City Council
Atlanta, Georgia

00-0-0866

AN ORDINANCE
BY: ZONING COMMITTEE

Z-00-50
5-16-00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **797-805-815 Wylie Street, S.E. and 788-806 Field Street, S.E.** be changed from the **I-1 (Light Industrial)** District, to the **C-2 (Commercial Service)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **20** of the **14th** District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

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Atlanta, Fulton County, GA

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